WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 3950 /

TEN AND NO/100 - DOLLARS

cash in hand paid by John W. Martin and wife, Lee Ella Kerr Martin, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for the remainder of $3950.00, the said John W. Martin and wife, Lee Ella Kerr Martin, have assumed and agreed to pay the balance of a mortgage loan to City Bank and Trust Company of McMinnville, Tennessee, secured by a deed of trust to A. Lawson Davis, Trustee, of record in Book 1519, page 627, Register's Office for Davidson County, Tennessee, we, Clifton McKnight and wife, Frances Snowden McKnight,

have bargained and sold, and by these presents do transfer and convey unto the said John W. Martin and wife, Lee Ella Kerr Martin,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

[redacted]

Being Lot No. 7 on the plan of McNish's Subdivision of the J. W. McFerrin 6¼ acre tract, as of record in book 57, page 129, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the easterly side of Myrtle Street and runs back between parallel lines, 162 feet, more or less, to an alley.

Being the same property conveyed to Clifton McKnight and wife, Frances Snowden McKnight, by deed from R. H. Stephens and wife, Eloise Stephens, Trustees and Executors, of record in Book 1512, page 353, said Register's Office.

[redacted]

Taxes for 1947 have been pro rated and assumed by grantees.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Martin and wife, Lee Ella Kerr Martin, their heirs and assigns, forever.

And we do covenant with the said John W. Martin and wife, Lee Ella Kerr Martin, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Clifton McKnight and wife, Frances Snowden McKnight, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John W. Martin and wife, Lee Ella Kerr Martin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of August, 1947

Clifton McKnight

Clifton McKnight

Frances Snowden McKnight

Frances Snowden McKnight

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. L. Bland, a Notary Public in and for said County and State, the within named Clifton McKnight and wife, Frances Snowden McKnight, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at McMinnville, Tennessee, this 8th day of November, 1947

My Commission expires Apr 5-1949

J. L. Bland
Notary Public